

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
DECEMBER 1, 2004 AT 4:00 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** John DeLap (President), Shirley Todd, Steve Ruble, Jack Heaton, Joan Tupin Crites, John Hatter, Pat Zeigler and Dave Fisher.

**Members Absent:** Dave Bonnell, Rick Colglazier and Rob Kittle.

**Staff Present:** Jeff Bergman, Sondra Bohn, Laura Thayer, Thom Weintraut, Tom Finke (County Plan Commission liaison), and Alan Whitted (Deputy City Attorney).

**LIAISON REPORTS**

Written reports were received and discussed.

**CONSENT AGENDA**

Minutes of the November 3, 2004.

Motion: Mr. Fisher made a motion to approve the minutes. Ms. Tupin-Crites seconded the motion and it carried unanimously.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**C/SU-04-10: Northbrook Subdivision Major Modification:** A request by Michael and Patricia Morgan to approve a major modification to a special use district to allow changes in the rezoning provisions. The property is located roughly between Northbrook Drive, Haw Creek, County Road 300 North, and Middle Road in Columbus.

Mr. Bergman and Ms. Thayer presented the staff report on this request:

*The property was rezoned SU-22 for a manufactured home community and subdivided for residential use in 1996. The subdivision contains 615 lots to be developed in seven phases. Phase 4 is currently being developed. The owner would like to modify one of the special use provisions to accommodate both pre-manufactured and "site-built" homes. Other background considerations are as follows:*

- 1) The minimum building standards specified in the original, 1996, SU re-zoning addressed only pre-manufactured homes and indicated (through provision #17) that (a) the buildings will be factory built, with a wood frame and steel I-beams to support the floor and (b) the foundations will be poured concrete, 40" in height, and will have a crawl space.*
- 2) The applicants have requested that, for the currently undeveloped lots, item 17(a) be modified to read "...to support the floor, or site built homes meeting applicable building code requirements" and 17(b) be modified to read "...will*

have a crawl space for all manufactured homes, or typical foundations per the building code for site-built homes”.

*This application has been referred back to the Plan Commission from the City Council for consideration of a modification to the Plan Commission’s previous approval as outlined below:*

- 1) *At its October 6, 2004 meeting the Plan Commission forwarded the application to the City Council with a favorable recommendation by a vote of 7 in favor and 0 opposed.*
- 2) *At its October 19, 2004 meeting the City Council passed the application at 1<sup>st</sup> Reading by a vote of 4 in favor and 0 opposed.*
- 3) *At its November 3, 2004 meeting the City Council, by a vote of 5 in favor and 0 opposed, amended the application resulting in an item 17(b) that reads “...will have a crawl space for all manufactured homes, or typical foundations per the building code, excluding slabs, for site-built homes”.*

*The modification of the original, 1996, SU zoning for this property is a modification of a written commitment. The Plan Commission may either (1) agree with the City Council’s modifications or (2) disagree with the City Council’s modifications.*

- 1) *If the Plan Commission agrees with the modifications they take affect immediately.*
- 2) *If the Plan Commission disagrees with the modifications the Commission shall forward the matter back to the City Council with the reasons for disagreement. The modifications will take effect if the City Council again votes to modify the Plan Commission’s original approval.*

Ms. Zeigler asked Ms. Thayer what changes are being requested. Ms. Thayer stated that the subdivision had originally been designed for manufactured homes with appropriate crawl spaces as a minimum standard for foundations. She said that site- built houses could be built but the crawl space specifications do not currently allow for slab foundations or more shallow crawl spaces consistent with that type of construction. Mr. Morgan would be limited to the use of any foundation for site-built homes allowed by the building code.

Mr. DeLap asked if there was anything in the Rules of Procedures, Ordinances or the Comprehensive Plan that would prohibit the Plan Commission from approving slab foundations. Ms. Thayer said it would be Code Enforcement’s responsibility to enforce building codes. She also stated that this subdivision had different regulations regarding construction, more than what is typical in a subdivision.

Mr. Mike Morgan, owner and developer of the property, represented himself.

Mr. Morgan stated there were many slab homes located in Columbus, but at this time he did not plan to use slab foundations. He said he knew nothing about slab foundations but would like that option if a developer offered to buy his property.

Mr. DeLap stated that if the Plan Commission voted to return this to City Council without any

change from the original recommendation the Council's decision would be final. Mr. Bergman stated that the next City Council meeting would be January 3<sup>rd</sup>, 2005.

Mr. DeLap stated that neither the Plan Commission staff nor the Commission should be placed in the position of deciding construction methods. Mr. DeLap said that he would support sending this back to City Council with the original recommendation including allowing slab foundations. Mr. Bergman stated that if the Plan Commission disagrees with the modification requested by the City Council the reasons need to be clearly outlined in the motion.

Motion: Mr. DeLap made a motion to deny the modification and return to City Council the original recommendation for this petition for two reasons, (1) the Plan Commission found nothing in the Rules of Procedure, Ordinances or Comprehensive Plan that would prohibit the construction of slab foundations and (2) staff should not be placed in a position to make judgments regarding construction methods. Mr. Heaton seconded the motion and it carried with a vote of 8-0.

### **NEW BUSINESS REQUIRING COMMISSION ACTION**

**Resolution 2004-2:** A resolution confirming that the Re-development Plan for the Central Columbus area is consistent with the City of Columbus Comprehensive Plan.

Mr. Bergman introduced a request by the Columbus Redevelopment Commission asking that the Plan Commission determine whether or not its Economic Development Plan for the Central Columbus Tax Increment Finance District (TIF) is consistent with the City Comprehensive Plan. State law requires this determination prior to the finalization of the TIF area.

Mr. Tom Vujiovich, Redevelopment Commission President, and Rich Stenner, member of the Commission represented the petitioners.

Mr. Bergman said that the request before the Plan Commission was to review the document that has been provided and make a general determination of whether or not it is consistent with the City's Comprehensive Plan. Mr. Bergman stated that he had reviewed the document and found it to be consistent with the Comprehensive Plan. He said he had reviewed the resolution that is being proposed and found it to be acceptable.

Mr. Vujiovich stated this Resolution was for the Central Columbus area. He said that the biggest change that has occurred during The Redevelopment Commission's study is the boundary lines that are being used to define this area. Originally the area focused on the downtown area and the west side of town to Interstate 65. He said there was a need to expand the area to enhance the revenue capability. Now they are proposing to add Woodside Business area and to include the area of State Road 11 north to the overpass on National Road

Mr. Vujovich said that if the Plan Commission adopts the Resolution at this meeting it would go to City Council December 7, 2005. He said all taxing units would have a chance to comment on the content of the plan and would be given opportunity to have input at a subsequent Redevelopment Commission meeting. Following a public hearing the Redevelopment Commission may adopt a Confirmatory Resolution, which puts the district in

place.

Mr. DeLap opened the meeting to the public.

There was no one to speak for or against this request.

Mr. DeLap closed the meeting to the public.

Motion: Ms. Zeigler made a motion to approve the Economic Development Plan for the Central Columbus Area Through Plan Commission Resolution 2004-2. Mr. Ruble seconded the motion and it carried with a vote of 8-0.

## **DISCUSSION ITEMS**

Mr. Ruble, Ms. Zeigler and Ms. Tupin-Crites served on the nominating committee for the Election of Officers for 2005. Mr. Ruble gave their nominations as follows:

Dave Fisher, President  
Dave Bonnell, Vice President  
Steve Ruble, Secretary

Motion: Mr. Ruble made a motion to accept the nominations as presented. Ms. Zeigler seconded the motion and it carried unanimously by voice vote.

## **REPORTS & RECOMMENDATIONS**

### **DIRECTOR'S REPORT**

Mr. Bergman stated that Mr. Dave Bonnell was due for reappointment to the Plan Commission by the County Commissioners.

Mr. Bergman said that an appointment of a member and an alternate needed to be made by the Plan Commission to the Board of Zoning Appeals. The State Law provides that the appointments must be a Plan Commission member representing the extrajurisdiction. The two choices would be Mr. Dave Bonnell and Ms. Joan Tupin-Crites. Mr. Bonnell was appointed to the City Board of Zoning Appeals and Ms. Tupin-Crites was appointed as his alternate. There will be a liaison appointment made at the January 2005 meeting to the County Plan Commission.

**ADJOURNMENT: 4:40 P.M.**